



CITY OF MORGAN HILL

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PLANNING COMMISSION

TUESDAY, AUGUST 14, 2001

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

COMMISSIONERS

CHAIR BARBARA SULLIVAN

VICE-CHAIR PATRICIA MCMAHON

COMMISSIONER GENO ACEVEDO

COMMISSIONER ROBERT J. BENICH

COMMISSIONER RALPH LYLE

COMMISSIONER JOSEPH MUELLER

COMMISSIONER CHARLES D. WESTON

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: July 24, 2001__

OLD BUSINESS:

1. **ZONING AMENDMENT, ZA-00-19, SUBDIVISION, SD-00-10, DEVELOPMENT AGREEMENT, DA-00-05: MALAGUERRA-MANCIAS:** A request for zoning amendment, subdivision, and development agreement approval for a 15-unit single family project located along the south side of Malaguerra Ave. in the R-1 (20,000)/RPD zoning district. (APN 728-35-016 & -017)

Recommendation: Adopt Resolution Nos. 01-57 (zoning amendment), 01-58 (subdivision) and 01-59 (development agreement), with recommendation to forward requests to the City Council for approval.

2. **ZONING AMENDMENT, ZA-01-04/ANNEXATION, ANX-01-02: MONTEREY-CHRISTENSEN:** A request to annex 19 acres on the east side of Monterey Rd. between Tennant Ave. and Watsonville Rd. and re-zone the parcel from County zoning designation of A-20 to City zoning designation ML, Light Industrial District. (APNs 817-06-004, 005, & 006)

Recommendation: Adopt Resolution Nos. 01-60 (zoning amendment) and 01-61 (annexation), with recommendation to forward requests to the City Council for approval.

NEW BUSINESS:

3. **ZONING AMENDMENT, ZA-01-14: MONTEREY - WEST COAST BEAUTY SUPPLY:** A request to amend a Planned Unit Development (PUD) overlay to include retail/wholesale facilities within Morgan Hill Plaza, located on the corner of Monterey Rd. and Dunne Ave. (APN 767-09-018)

Recommendation: Adopt Resolution No. 01-62, with recommendation to forward request to the City Council for approval.

OTHER BUSINESS:

4. RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) QUARTERLY REPORT

Recommendation: Approve by minute action, with recommendation to forward to City Council for approval.

TENTATIVE UPCOMING AGENDA ITEMS FOR THE SEPTEMBER 11, 2001 MEETING:

- UP-75-17: Wright-First Assembly of God
- SD-01-04: McLaughlin-Jones
- DA-01-02 (SD-01-04): McLaughlin-Jones
- USA-01-02: Hale-Catholic High
- USA-01-04: Hale-Delgadillo
- USA-01-06: Condit-City of M.H.Soccer Complex
- GPA-01-06: Condit-City of M.H. Soccer Complex
- ZA-01-17: Condit-City of M.H. Soccer Complex
- ANX-01-05: Condit-City of M.H. Soccer Complex
- GPA-01-03: Monterey-Chang
- GPA-01-04: Hale-Catholic High School
- ZA-01-09: Hale-Catholic High School
- ANX-01-03: Hale-Catholic High School
- Affordable Measure P Competition/South County Housing
- Street Right-of-Way Vacation

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.